

# **HARRISBURG ZONING HEARING BOARD AGENDA**

## **REGULAR MEETING**

**October 19, 2015 (MONDAY)**

**REV. DR. MARTIN LUTHER KING, JR. CITY GOVERNMENT CENTER  
PUBLIC SAFETY AUDITORIUM, ROOM 213**

**6:00 PM**

### **OLD BUSINESS:**

- 2280 **Zoning Appeal for 115 North 2<sup>nd</sup> Street**, zoned Downtown Center (DC), filed by 114 Office Associates, c/o/John Brinjac, to appeal the zoning violation enforcement notice sent to the owner of the property on March 31, 2015. Per Section 7-305.7 of the Zoning Code, commercial parking lots are not a permitted use in the DC zone.
- 2287 **Variance and Special Exception for 2426 Ellerslie Street**, zoned Residential Medium-Density (RM), filed by Eric Peel, to construct 220 multi-family units on the historic John Elder homestead at 2426 Ellerslie Street and to exceed height and density requirements. Per Section 7-305.7, multi-family housing can be built by Special Exception in the RM zone. Per Section 7-307.3, the minimum lot area per dwelling unit is 1,500 square feet in the RM zone and the density is 8-20 units per acre [**Application Withdrawn**].
- 2288 **Zoning Appeal for 333 South 18<sup>th</sup> Street and 1810 Rudy Road**, zoned Commercial Neighborhood (CN), filed by Timothy Rowbottom of TNT International, Inc., to appeal the decision of the Zoning Officer that the garage intended to operate at the site was not a legally operating business at the time of the adoption of the 2014 Zoning Code. Per Section 7-321.2 all lawfully operating uses may be continued, altered, restored, reconstructed, sold, or maintained in accordance with the provisions of Chapter 7-321 of the Zoning Code. Per Section 7-305.7, auto repair garages are not a permitted use within the CN zone
- 2293 **Special Exception and Variance for 1810 Swatara Street**, zoned Residential Medium-Density (RM), filed by Sui Liang Phie, to add an additional unit to the existing single-family home. Per Section 7-305.7, multi-family dwellings are permitted by Special Exception. Per Section 7-309.2(v), single-family dwellings may be converted to multi-family dwellings provided there is a minimum of 2,500 square feet in the existing dwelling unit. Per Section 7-327.8, off-street parking can be reduced by Special Exception.
- 2295 **Special Exception for 2534 North 3<sup>rd</sup> Street**, zoned Residential Medium-Density (RM), filed by Eric Peel of Skynet 2534, LP, to add additional office space and an additional apartment unit to their mixed use building. Per Section 7-321.4(b) of the Zoning Code, a non-conforming use can be expanded by a Special Exception permit. Per Section 7-305.7 of the Zoning Code, multi-family dwellings are permitted by Special Exception.

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### **NEW BUSINESS:**

- 2296 **Special Exception for 1347 Howard Street**, zoned Residential Medium-Density (RM), filed by Tyeshia Organ, to establish a coffee shop and to request relief from off-street parking requirements. Per Section 7-305.7 of the Zoning Code, coffee shops are permitted by Special Exception. Per Section 7-327.8, off-street parking requirements may be reduced by Special Exception.
- 2297 **Variance for 1817-1819 North 7<sup>th</sup> Street**, zoned Industrial (IND), filed by Duncan Masemore of Cellco Partnership d/b/a Verizon Wireless, to install a barbed wire fence and to install a 12 foot wide access driveway. Per Section 7-307.9(f)(2), Barbed, razor, or other security-type wire fencing is prohibited. Per Section 7-327.9(a)(4), a driveway traversing a front yard setback shall not be wider than ten (10) feet.

### **ADJOURN**